

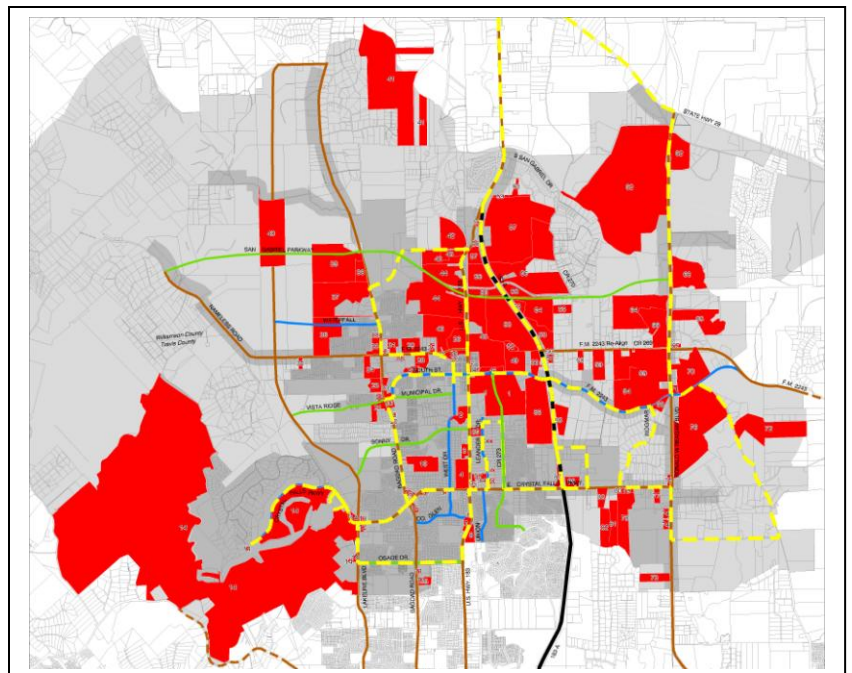
927.5 Acres/375 Hectares
848 acres/343 hectares
66 acres/27 hectares
22 acres/9 hectares

1.2 miles/1.9 km of Ronald W. Reagan Blvd.
(Parmer Lane) frontage

Utilities (part of the Comp. Plan Update)

Greenfield
Zoning - Future Mixed-Use Commercial

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Property				
Total Acreage: 927.5 acres/375 hectares			Map: MAPSCO Austin 2006 Street Guide , pg. 283, Sec. J, N, P, S, T, W and pg. 282, Sec. M, R, V, Z, Y	
Location				
City: Leander			County: Williamson	
Address/Directions: North end of the property begins roughly 750 feet/229 meters south of SH 29 on Ronald W. Reagan Blvd. (Parmer Lane) in-and-around and further south of CR 267 and CR 268, Leander TX 78641, www.wcad.org tax id#: R022220 R-15-0269-0000-0003				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.5 miles/2.4 km east of US 183 Distance to Interstate Highways: 7.7 miles/12.4 kilometers			Type of Zoning: Future Mixed-Use Commercial	
General Site Information				
Previous Use of Site: Ranch		General Condition: Excellent		Dimensions: 6,950 x 5,482 feet/2,118 x 1,671 meters (irregular)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Eckrant-Georgetown: very shallow to moderately deep, calcareous and non-calcareous, stony, cobbly, and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes with some outcrops along the San Gabriel River			Shrink/Swell Capacity: Low to high shrink swell capacity with a variable risk of corrosion for uncoated steel and corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: Not Applicable			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail roughly 5 miles/8 km west-southwest	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: water-well, septic tanks	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Not Applicable	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: Not available at this time with consideration within the Comprehensive Plan Pressure: Not Applicable		Sewer - Size of Nearest Line: Not available at this time with consideration within the Comprehensive Plan
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure service constructed in Summer 2007 south of existing FM 2243	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Barkley Wedemeyer	Phone: (713) 781-6664	Facs: (713) 781-6466	Email: barkley@wedermeyerrealty.com	Web Site: Not Applicable
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: This 1.45 square mile property has over one-mile of Ronald W. Reagan Blvd. (Parmer Lane) frontage. Topography changes from 830 feet/253 meters to over 1,030 feet/314 meters above sea-level. There is extensive San Gabriel River frontage as well to complement the overall potential of this property.				